



HIGHWAY DILAPIDATION SURVEY

BEALEYS INDUSTRIAL ESTATE

Wild St, Radcliffe, Manchester M26 2PE

**PHOTOS TAKEN 25TH MARCH 2026
KATIE STEWART – ASSISTANT ENGINEER**

Overview

This report has been prepared to demonstrate the condition of the adopted highways and footpaths on the route of the access into the site for construction traffic.

The survey started at the junction of Dumers Lane/ Wild Street in a westerly direction to the boundary of the site – Refer to Appendix 1 for the photo direction and location plan to which a description of the observed condition is noted in table 1 below.

TABLE 1 – DUMERS LANE/ WILD STREET**(REFER TO APPENDIX 1 FOR PHOTO LOCATION AND INDIVIDUAL IMAGES FOR REFERENCE)**

FRAME	KERB CONDITION	FOOTPATH CONDITION	CARRIAGEWAY CONDITION	GENERAL CONDITION
1	Radius kerbs damaged, poor condition and level inconsistent.	Medium condition tarmac footpath, well-worn with BT box positioned in footpath.	Evidence of holding water on channel line.	Signs of aging, wear and tear.
2	N/a	N/a	Surface in poor condition with potholes, patches, stress fractures with ponding in the middle of junction.	Carriageway showing signs of wear and deterioration.
3	Kerbs damaged and poor condition.	Tarmac Poor condition. Various scars associated with patch utilities repairs.	Large amount of ponding on junction around kerbs and leading into site.	Footpath in poor condition. Carriageway showing signs of wear and deterioration.
4	Kerbs damaged and poor condition.	Tarmac Poor condition. Various scars associated with patch utilities repairs.	Large amount of ponding on junction around kerbs and leading into site.	Footpath in poor condition. Carriageway showing signs of wear and deterioration.
5	N/a	N/a	Section of carriageway surface in reasonable condition.	Reasonable condition.
6	N/a	N/a	Manhole positioned on existing road (Dumers Lane) settled and tarmac deterioration	Poor condition.
7	Radius kerbs damaged, poor condition and level inconsistent.	Medium condition tarmac footpath, well-worn with BT box positioned in footpath.	Weeds around kerb line. Change of surfacing, poor condition.	Carriageway entering car wash – poor condition.
8	N/a	N/a	Section of carriageway surface in	Reasonable condition.

			reasonable condition.	
9	N/a	N/a	Entrance into carpark surfacing deteriorated, uneven surface.	Surfacing in poor condition.
10	Parked vehicles restricting kerbs. Kerb line damaged and in poor condition.	Parked vehicles restricting footpath. Weeds located down the boundary line, poor conditioned uneven footpath with minor ponding.	Section of carriageway surface in reasonable condition.	Footpath & Kerbs In poor condition.
11	N/a	N/a	Section of carriageway surface in reasonable condition.	Reasonable condition.
12	N/a	N/a	Site entrance poor condition, stoned ramp, ponding.	Poor condition
13	N/a	Weeds located down the boundary line, poor conditioned uneven footpath with minor ponding.	N/a	Poor condition
14	Kerbs damaged, poor condition and level inconsistent.	Overheads BT pole positioned in footpath. Weeds located down the boundary line, poor conditioned uneven footpath with minor ponding.	N/a	Poor condition
15	N/a	N/a	Section of carriageway in reasonable condition, worn yellow lining, weeds located down existing building.	Carriageway in reasonable condition.
16	N/a	N/a	Carriageway settled around Manhole.	Manhole lid is reasonable condition.

17	Kerb line consistent, kerbs well-worn and damaged. Weeds at the back of kerb line.	Footpath damaged, uneven with poor condition. Footpath covered in weeds and rubbish.	Utilities patch running though carriageway.	Carriageway in reasonable condition. Kerbs and footpaths poor.
18	Kerbs well worn, running flush with carriageway. Weeds running along kerb line.	Footpath damaged with cracked flags, weeds running along back of footpath.	Reasonable condition. Utilities patch running though carriageway.	Reasonable Condition
19	N/a	N/a	Carriageway surfacing material changed, cracking and ponding due to level change.	Poor condition
20	N/a	N/a	Carriageway surfacing material changed, cracking and ponding due to level change.	Poor condition
21	N/a	N/a	Carriageway surfacing material changed, cracking and ponding. Ironworks in reasonable condition.	Poor condition
22	N/a	N/a	Surfacing in poor condition, uneven surfacing, cracking in material with utilities works patches.	Poor condition
23	N/a	N/a	Surfacing in poor condition, uneven surfacing, cracking in material with utilities works patches.	Poor condition

24	N/a	N/a	Tarmacked Car park to the right-hand side. Potholes and ponding with patched surfacing.	Poor condition
25	N/a	N/a	Utilities trench patches.	Poor condition
26	N/a	N/a	Surfacing in poor condition, uneven surfacing, cracking in material with ponding.	Poor condition
27	N/a	N/a	Clark drain positioned in carriageway, damaged worn-down lid.	Poor condition.

APPENDIX 1

PLAN TO SHOW PHOTO LOCATIONS

FRAME 1



FRAME 2



FRAME 3



FRAME 4



FRAME 5



FRAME 6



FRAME 7



FRAME 8



FRAME 9



FRAME 10



FRAME 11



FRAME 12



FRAME 13



FRAME 14



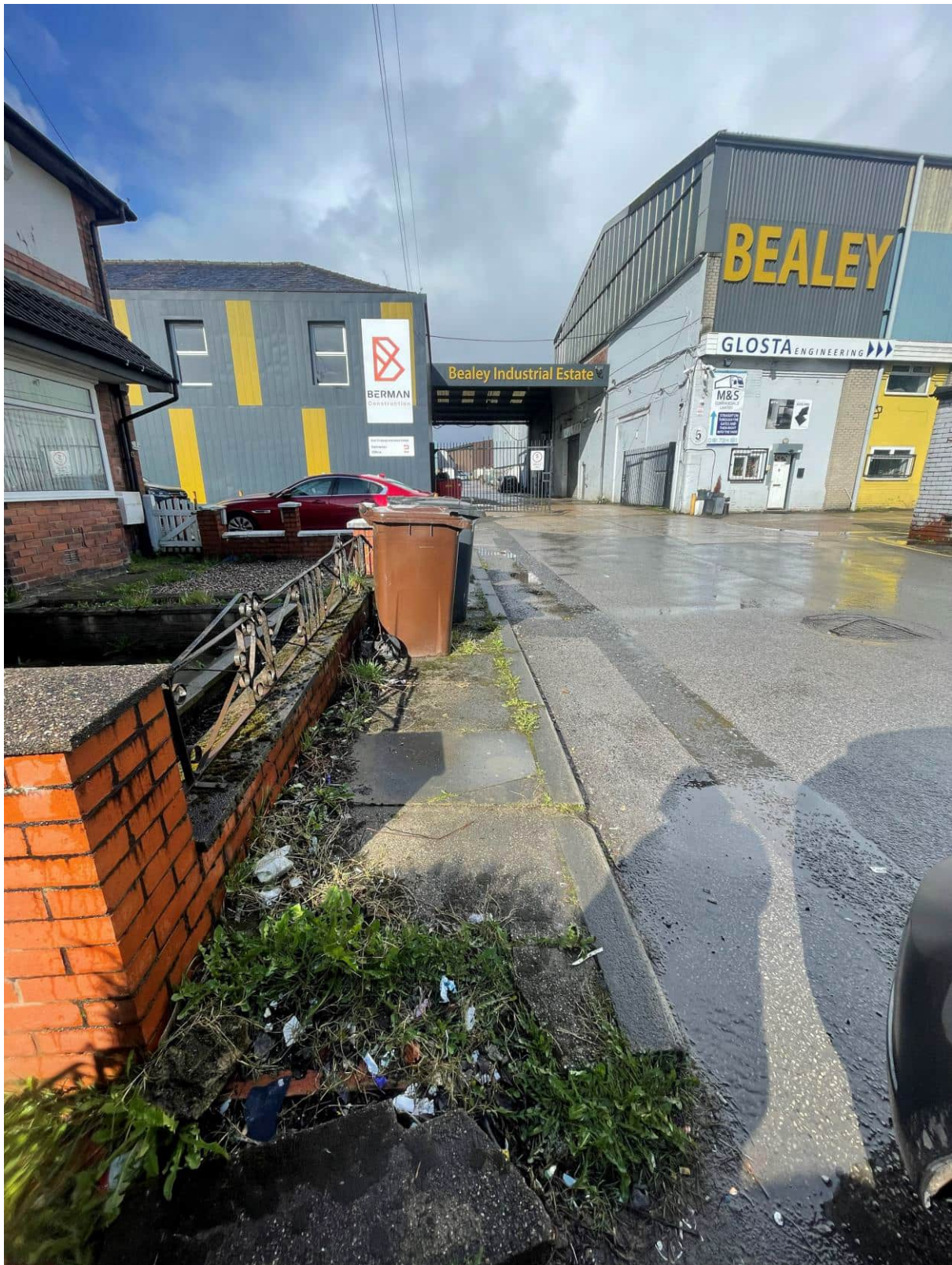
FRAME 15



FRAME 16



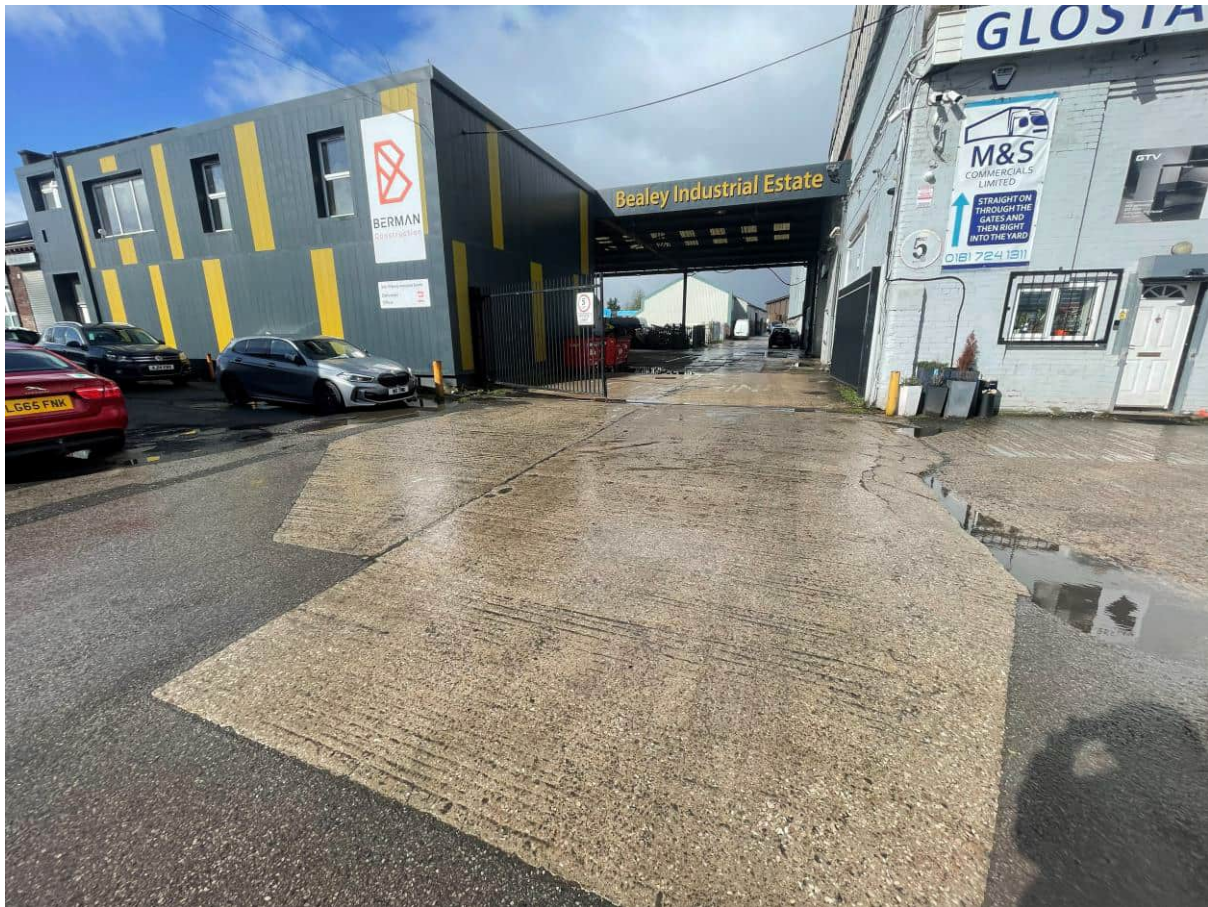
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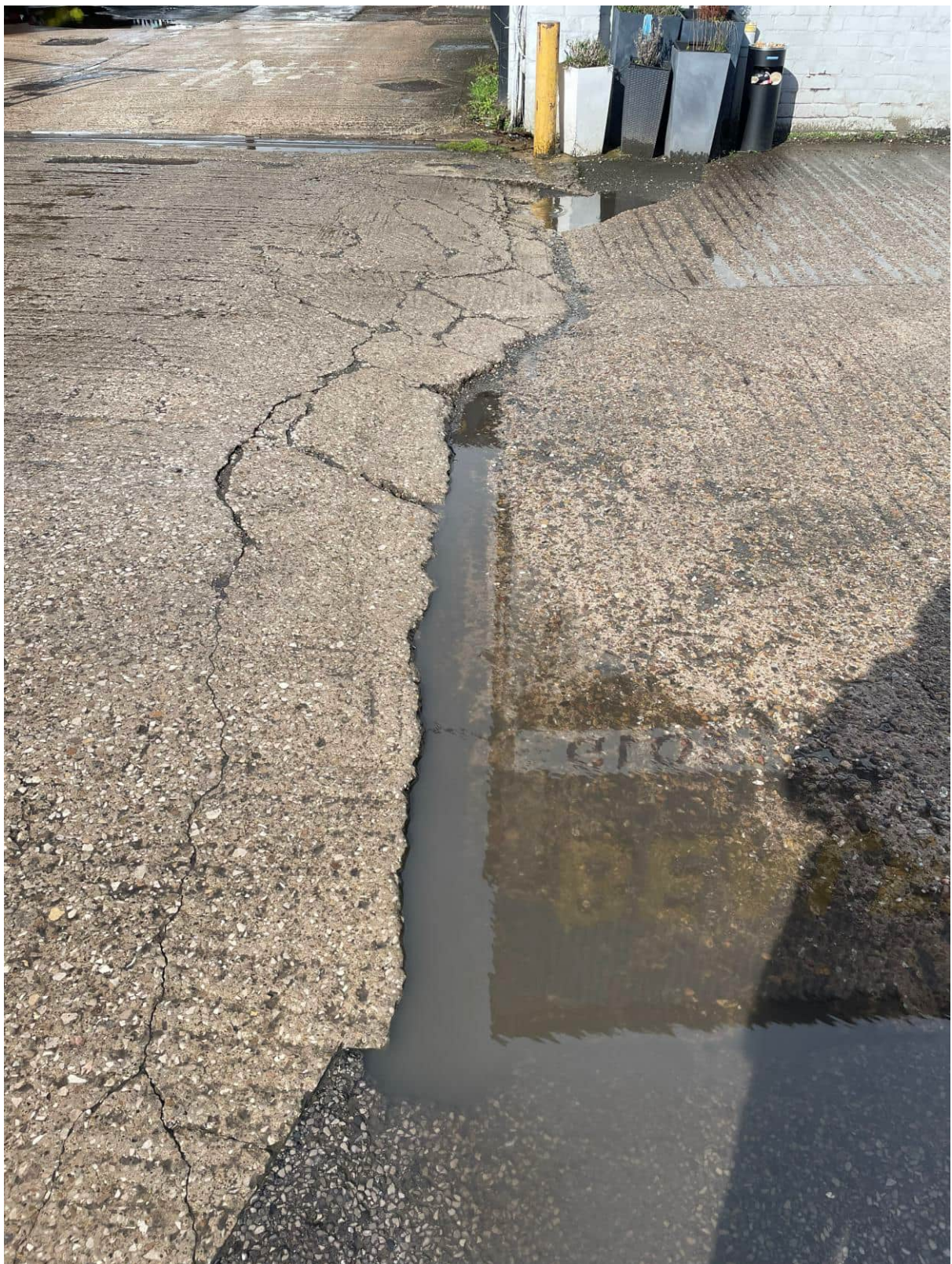
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FRAME 19



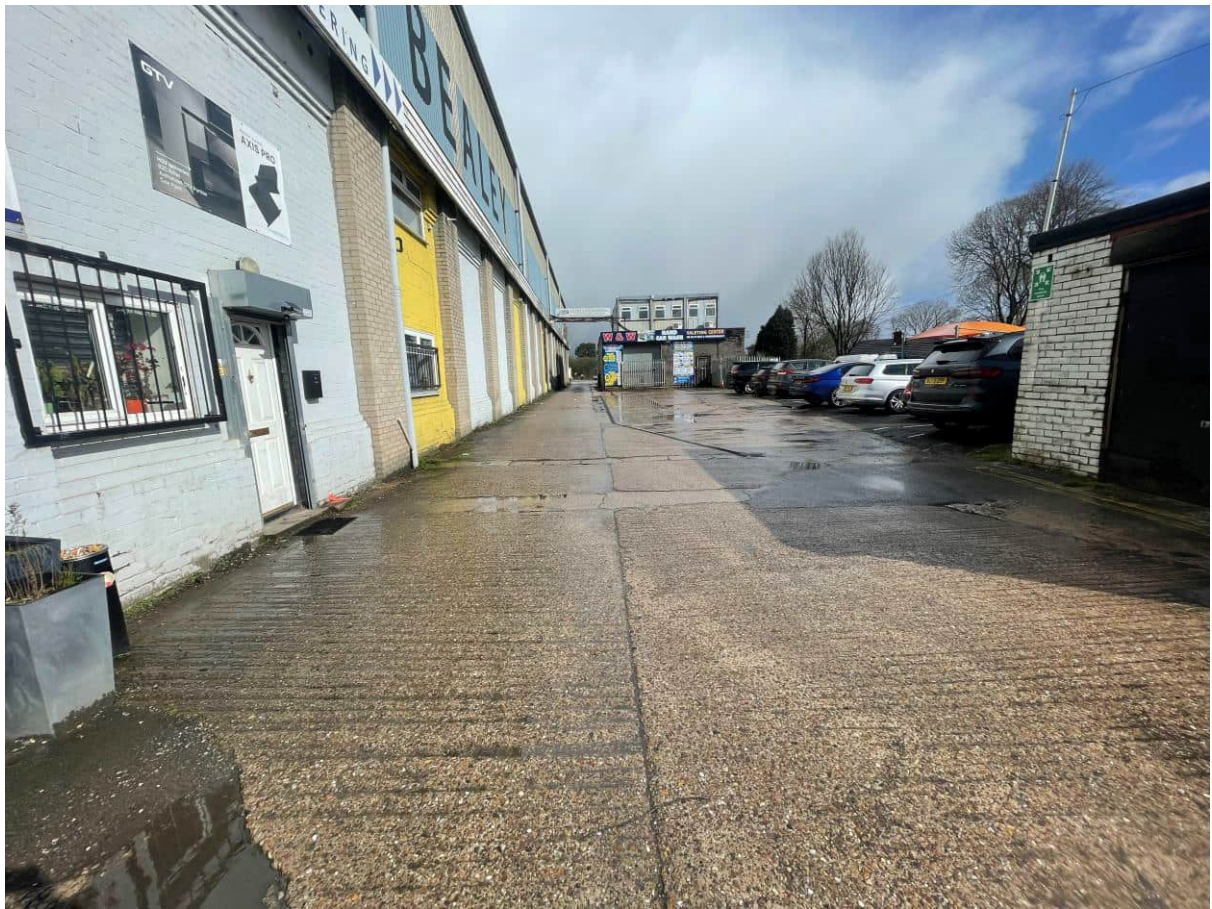
FRAME 20



FRAME 21



FRAME 22



FRAME 23



FRAME 24



FRAME 25



FRAME 26

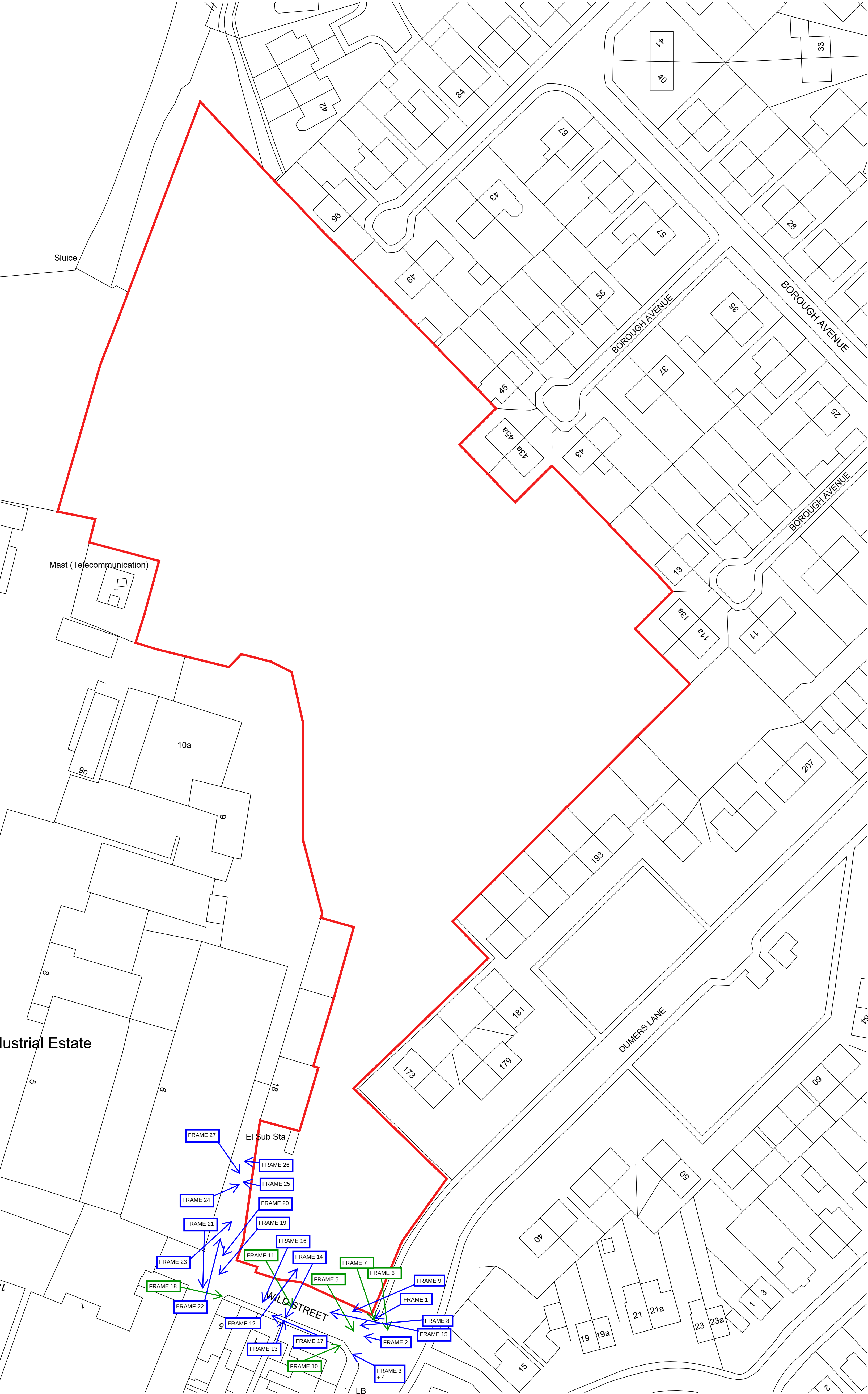
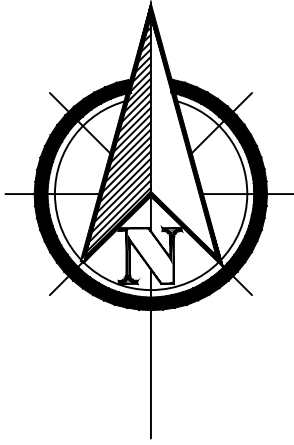


FRAME 27



LAND OFF DUMERS LANE, RADCLIFFE

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any
discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and
specifications relating to the job whether or not indicated on the drawing.
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reproduced without prior written consent.



Rev.	Date	By	Description
Client:			



Project:
**BEALEY IND EST
RADCLIFFE**

Drawing Title:
LOCATION PLAN

Drawn: KW	Checked:	Scale: 1:500	Date: AUG 2024
Job No: 1025	Drawing No: LP01	Rev: #	